

Sansom Park

Military – Community Relationship

Experiences in North Central Texas



NAVAL AIR STATION
JOINT RESERVE BASE
FORT WORTH



AMPO 2015

Kendall Wendling, AICP

North Central Texas Council of Governments

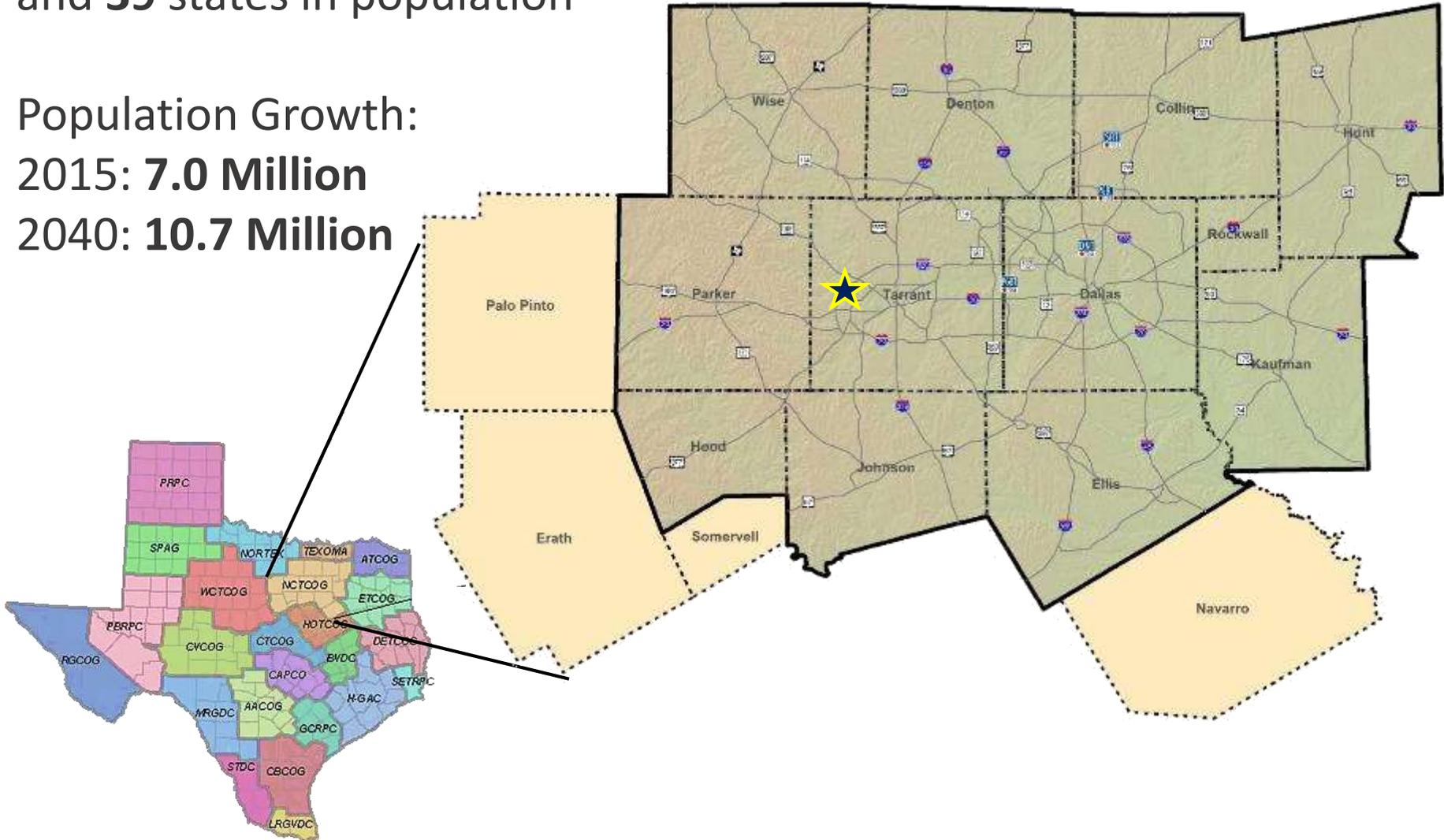
Westworth Village

Fort Worth

Regional Perspective

MPA larger than **6** states in size
and **39** states in population

Population Growth:
2015: **7.0 Million**
2040: **10.7 Million**



NAS Fort Worth, JRB: A Regional Asset

First Joint Reserve Base in
Country

Five Service Branches Present

\$2.3 Billion Annual Economic
Impact

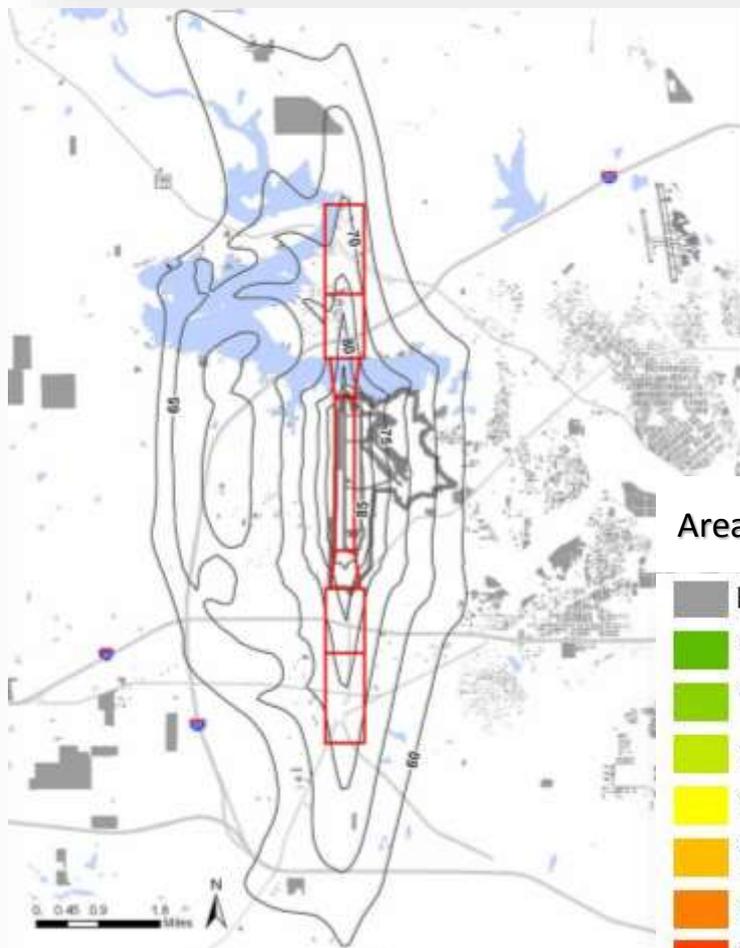
Major Employer in Region:

- 10,400 Active Duty and Civilian Workers
- 6,000 Reservists

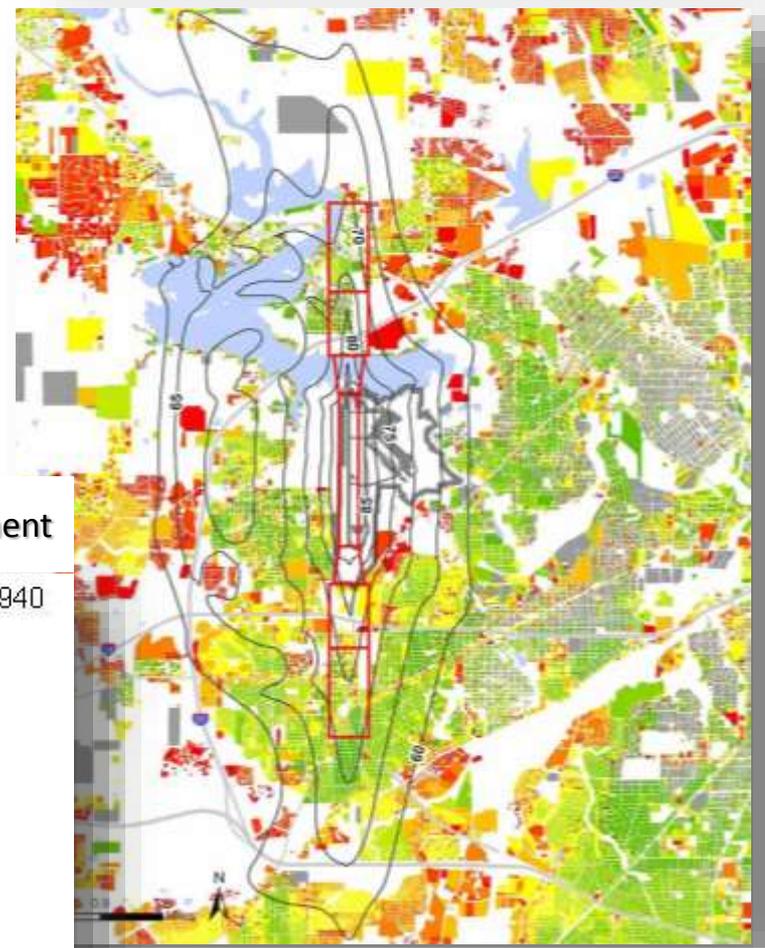


Need for Coordination

1940



2009



Area Development



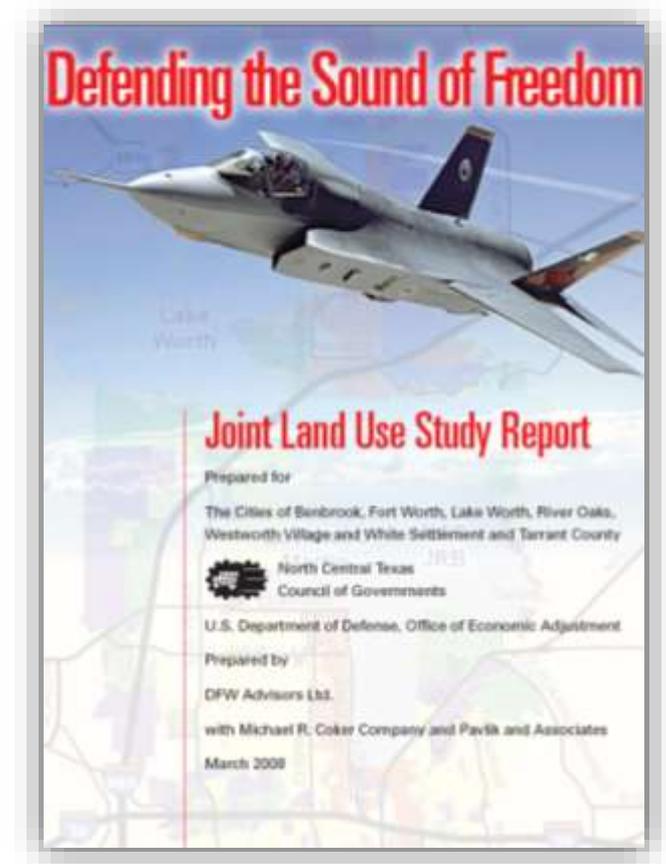
First JLUS Effort

Two-Year Study Completed in 2008

\$180,000

Partners Involved:

- Six Cities
- Tarrant County
- NAS Fort Worth, JRB
- DOD Office of Economic Adjustment
- Chambers of Commerce, School Districts, Transportation Partners
- NCTCOG (Project Sponsor)



JLUS Recommendations



Green = Completed

Blue = Ongoing Efforts

Red = Not Started

JLUS Implementation

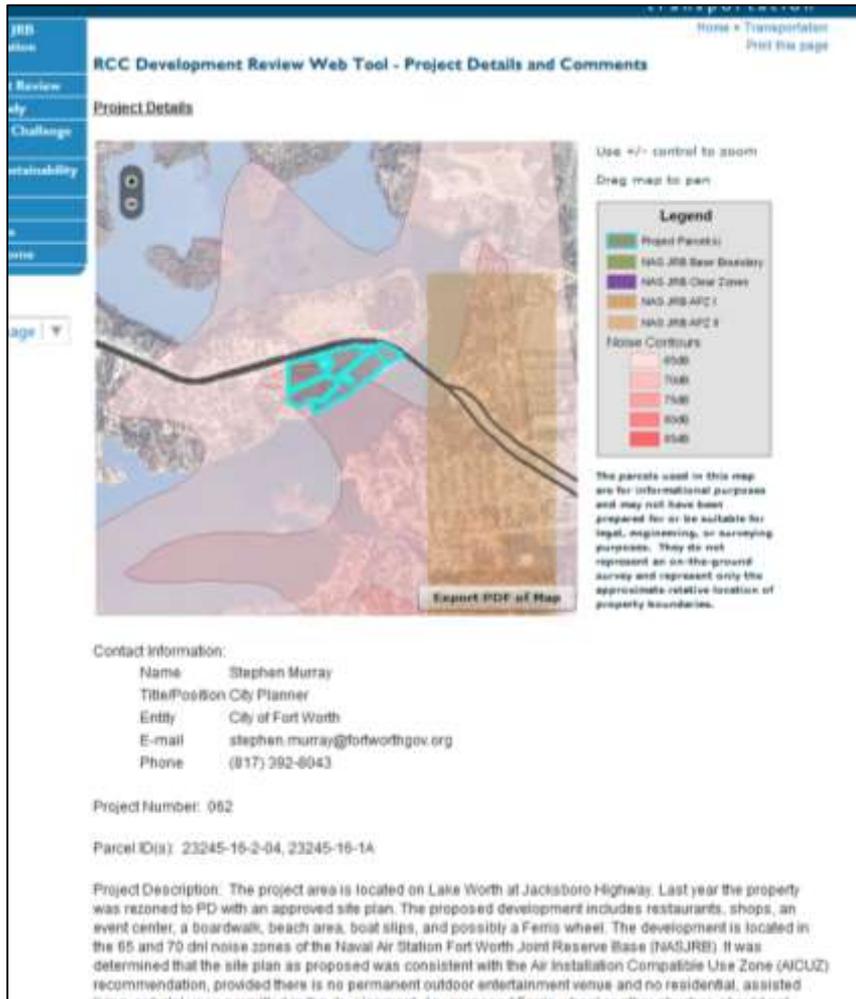
Regional Coordination Committee

- Formed 2008
- Members include local government staff and elected officials
- Mission is to encourage compatible land use planning, conduct community outreach, and participate in military affairs
- NCTCOG staff administers committee



JLUS Implementation

RCC Development Review Tool



RCC Development Review Web Tool - Project Details and Comments

Project Details

Use +/- control to zoom
Drag map to pan

Legend

- Project Parcels
- NAS JRB Base Boundary
- NAS JRB Clear Zones
- NAS JRB APC I
- NAS JRB APC II

Noise Contours

- 65dB
- 70dB
- 75dB
- 80dB
- 85dB

The parcels used in this map are for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries.

Export PDF of Map

Contact information:

Name	Stephen Murray
Title/Position	City Planner
Entity	City of Fort Worth
E-mail	stephen.murray@fortworthgov.org
Phone	(817) 392-8043

Project Number: 062

Parcel ID(s): 23245-16-2-04, 23245-16-1A

Project Description: The project area is located on Lake Worth at Jacksboro Highway. Last year the property was rezoned to PD with an approved site plan. The proposed development includes restaurants, shops, an event center, a boardwalk, beach area, boat slips, and possibly a Ferris wheel. The development is located in the 65 and 70 dnl noise zones of the Naval Air Station Fort Worth Joint Reserve Base (NASJRB). It was determined that the site plan as proposed was consistent with the Air Installation Compatible Use Zone (AICUZ) recommendation, provided there is no permanent outdoor entertainment venue and no residential, assisted living, or other uses prohibited by the development. For more information, please contact the City Planner at the above email address.

NCTCOG-Led Planning Efforts



Emerging Encroachment Issues



Unmanned Aircraft Systems

Interference from wind turbines

Increasing development pressure

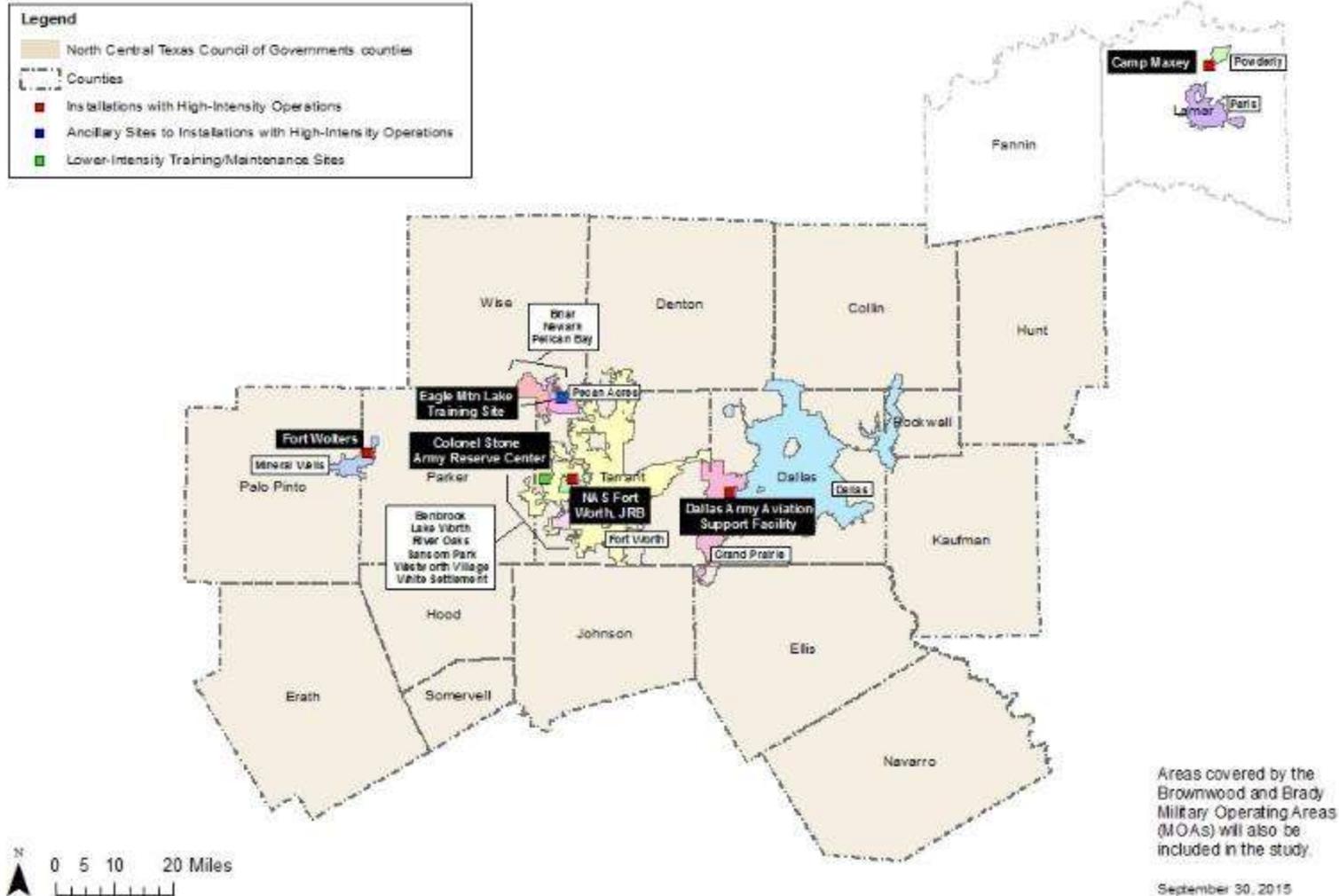
Runway flood threat

Force protection issues



Next Phase: Regional JLUS

Military Installations and Local Governments Included in the 2016-2017 Regional Joint Land Use Study



Lessons Learned: Partnerships

Establishing Relationships

- Get buy in from MPO leadership
- Build relationship with base CPLO
- Identify local government champions

Maintaining Relationships

- Presentations at MPO policy board meetings
- Annual elected officials briefings
- Base involvement in Metropolitan Transportation Plan process
- Data sharing
- Emphasis on voluntary coordination

Lessons Learned: MPOs as a Resource

Funding

Access to transportation funding for planning studies (STP-MM, CMAQ)

Source for local match for federal grants (DOD OEA, HUD)

Regional funds used to administer RCC

Coordination

Serve as intermediary for discussions with TxDOT, base, county, etc.

Serve as project manager for JLUS or JLUS implementation projects

Get the right people to the table

Lessons Learned: Sharing Success



Naval Air Station Fort Worth, Joint Reserve Base Regional Coordination Committee

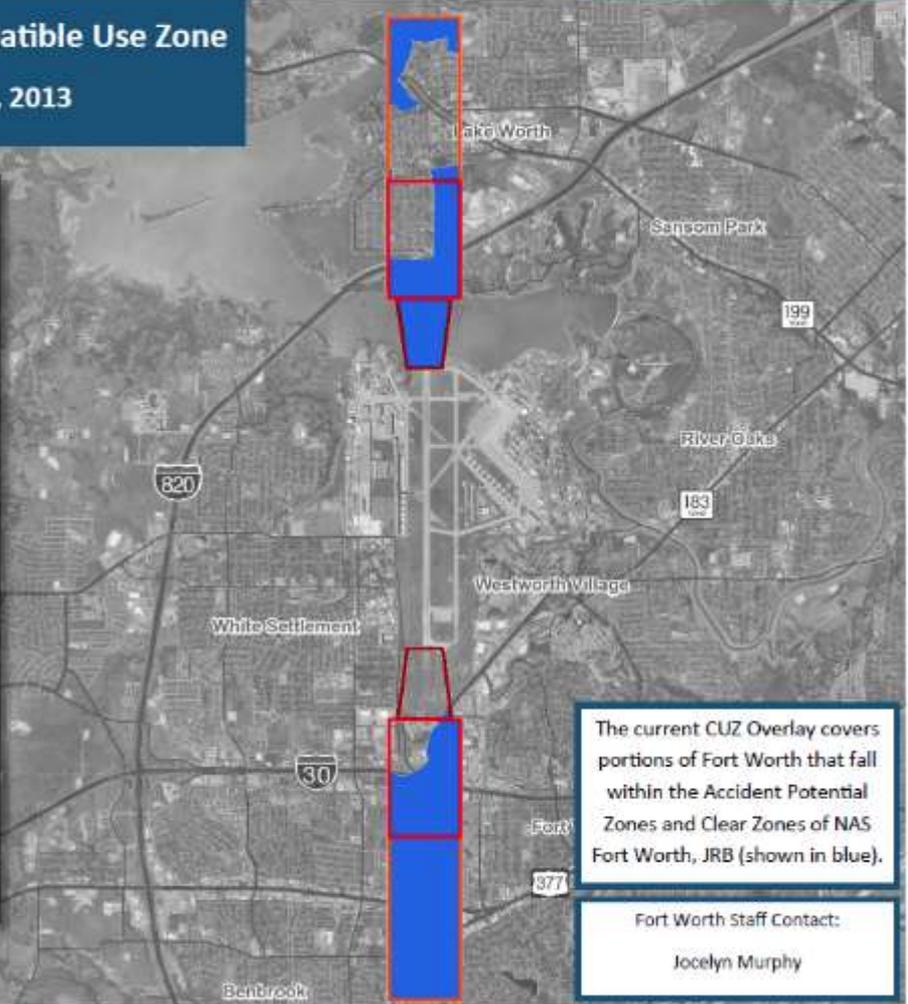
Project Snapshot

NAS Fort Worth, JRB Compatible Use Zone City of Fort Worth, 2013

Noise exposure and accident potential are two concerns in areas near military installations. In 2013, the City of Fort Worth adopted a **Compatible Use Zone (CUZ)** overlay for areas near NAS Fort Worth, JRB. The overlay increases safety by minimizing additional land uses that would encourage concentrations of people or aircraft hazards in areas of high accident potential.

Permitted uses in the overlay are based on suggested **land use compatibility guidelines** released by the Navy. The overlay applies only to changes of use, expansions, or new construction.

City of Fort Worth staff **coordinated** with landowners in affected areas for months to ensure that the resulting overlay was mutually beneficial for NAS Fort Worth, JRB and surrounding landowners. The overlay is a crucial step to ensuring future development around the base is compatible with base operations.



The current CUZ Overlay covers portions of Fort Worth that fall within the Accident Potential Zones and Clear Zones of NAS Fort Worth, JRB (shown in blue).

Fort Worth Staff Contact:
Jocelyn Murphy

Contact Information

Joint Land Use Study:

www.nctcog.org/jlus

Regional Coordination Committee:

www.nctcog.org/rcc

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